

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark Kutney, AICP, Development Services Director/ (954) 797-1101
Prepared by: David M. Abramson, Planner III

SUBJECT: Ordinance 1st Reading/Quasi-judicial
VA 8-1-05 / The Courtyards at Rolling Hills / 3501 W Rolling Hills Circle
/ Generally located at the intersection of Rolling Hills Blvd and Rolling Hills Circle

AFFECTED DISTRICT: District 3

TITLE OF AGENDA ITEM:

ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, APPROVING VACATION PETITION VA 8-1-05 - THE COURTYARDS AT ROLLING HILLS, VACATING "ROAD PARCEL" RIGHTS-OF-WAYS AS SHOWN ON THE PLAT OF "ROLLING HILLS GOLF AND TENNIS CLUB", AS RECORDED IN PLAT BOOK 81, PAGES 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

REPORT IN BRIEF:

The petitioner (RHG/TKO II Joint Venture, LLP) proposes to assemble lands in accordance with the master site plan for "The Courtyards at Rolling Hills." To accommodate the proposed development, a portion of the existing, unused, road right-of-way (Road Parcel) must be vacated and certain utilities relocated. New utility easements will be provided to match the ultimate configuration of the facilities. This vacation request will resolve originally designed road discrepancy and result in the road right-of-way matching the existing road.

PREVIOUS ACTIONS: At the July 5, 2006 Town Council Meeting, VA 8-1-05, The Courtyards at Rolling Hills, rezoning application was tabled to the August 16, 2006 meeting. **(Motion carried 5-0)**

CONCURRENCES: At the May 24, 2006 Planning and Zoning Board Meeting, Vice-Chair McLaughlin made a motion, seconded by Ms. Turin, to table VA 8-1-05, The Courtyards at Rolling Hills, Rezoning Application to June 14, 2006. **(Motion carried 5-0)**

FISCAL IMPACT: None

RECOMMENDATION(S):

Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration.

ATTACHMENT(s):

Ordinance, Planning Report, Justification Letter, Description and Sketches, Future Land Use Map, Subject Site, Zoning and Aerial map

ORDINANCE _____

ORDINANCE OF THE TOWN OF DAVIE, FLORIDA,
APPROVING VACATION PETITION VA 8-1-05 - THE
COURTYARDS AT ROLLING HILLS, VACATING "ROAD
PARCEL" RIGHTS-OF-WAY AS SHOWN ON THE PLAT OF
"ROLLING HILLS GOLF AND TENNIS CLUB", AS RECORDED
IN PLAT BOOK 81, PAGES 27, OF THE PUBLIC RECORDS OF
BROWARD COUNTY; PROVIDING FOR SEVERABILITY; AND
PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the subject rights-of-way were dedicated by the plat "Rolling Hills Golf and Tennis Club," as recorded in plat book 81, pages 27, of the of the Public Records of Broward County, Florida; and

WHEREAS, vacation and dedication of these rights-of-way will not adversely affect access to adjoining properties and will not be in conflict with the public interest; and

WHEREAS, the Town Council of the Town of Davie authorized the publication of a notice of a public hearing as required by law, and a public hearing was held on the date of the adoption of this ordinance; and

WHEREAS, on the date of adoption of this Ordinance, the Town Council of the Town of Davie did agree to the vacation request.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE FLORIDA:

SECTION 1. That the rights-of-way herein after described be vacated and dedicated:

- a. The subject property is described in Exhibit "A", which is attached hereto and made a part hereof;

SECTION 2. All Ordinances or parts of Ordinances in conflict herewith are to the extent of such conflict hereby repealed.

SECTION 3. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is, for any reason, held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion of this Ordinance.

SECTION 4. This Ordinance shall take effect immediately upon its passage and adoption.

PASSED ON FIRST READING THIS ____ DAY OF _____, 2006.

PASSED ON SECOND READING THIS ____ DAY OF _____, 2006.

MAYOR/COUNCILMEMBER

ATTEST:

TOWN CLERK
APPROVED THIS _____ DAY OF _____, 2006.

TOWN OF DAVIE
Development Services Department
Planning and Zoning Division
Staff Report and Recommendation

Applicant Information

Owner:

Name: Rolling Hills Hotel, Ltd., Space Development, Ltd., Broward Anchor International, Ltd., and Rolling Hills International Country Club, Ltd.
Address: 3501 West Rolling Hills Circle
City: Davie, Florida 33328
Phone: (954) 475-4596
Fax: (954) 475-4002

Petitioner:

Name: RHG/TKO II Joint Venture, LLP
Address: 2001 West Sample Road, Suite 320
City: Pompano Beach, Florida 33064
Phone: (954) 969-5111
Fax: (954) 969-0016

Background Information

Date of Notification: May 17, 2006 **Number of Notifications:** 235

Application Request: The petitioner is requesting to vacate existing road right-of-way refer to as "Road Parcel."

Address/Location: 3501 West Rolling Hills Circle/Generally located at the intersection of Rolling Hills Boulevard and Rolling Hills Circle

Future Land Use Plan Map: The existing land use designation is Special Classification Residential 3.5 DU/Acre on the Town of Davie Future Land Use Plan Map

The existing land use designation is an Irregular 3.5 Dashed-Line on the Broward County Land Use Plan Map

Zoning: PRD 6.3, Planned Residential Development District

Proposed Zoning: R-5, Medium Density Dwelling District

Existing Use(s): Vacant

Proposed Use(s): A portion of the proposed “The Courtyard at Rolling Hills” development consisting of three (3) single-family homes, and recreation amenities.

Parcel Size: **Parcel included in the vacation application:**
 Road Parcel: .617 Net Acres (26,861 Square Feet)

Parcels not included in the vacation application

Lake Parcel: 1.094 Net Acres (47,655 Square Feet)
 (North Portion = .489 Net Acres)
 (South Portion = .605 Net Acres)

Hotel Parcel: 9.010 Net Acres (392,470 Square Feet)

Parking Parcel: 1.204 Net Acres (52,458 Square Feet)

Island Parcel: .854 Net Acres (37,183 Square Feet)

Tennis Parcel: 2.104 Net Acres (91,655 Square Feet)

Total: 14.88 Net Acres (647,737 Square Feet)
 15.71 Gross Acres

	<u>Surrounding Uses:</u>	<u>Surrounding Land Use Plan Designation:</u>
North:	Rolling Hills Golf and Tennis Club	Residential (3.5 DU/AC)
South:	Rolling Hills Lakes Estates	Residential (3.5 DU/AC)
East:	Villas of Rolling Hills	Residential (3.5 DU/AC)
West:	Rolling Hills Golf and Tennis Club	Residential (3.5 DU/AC)

Surrounding Zoning:

North: PRD 6.3, Planned Residential Development District

South: R-5, Low Medium Density Dwelling District

East: PRD 6.3, Planned Residential Development District

West: PRD 6.3, Planned Residential Development District

Zoning History

Related Zoning History:

On June 18, 1975, Town Council adopted Ordinance No. 75-014 authorizing settlement of legal action entitled Rolling Hills Development, Inc. vs. Town of Davie, case no. 74-14739 in the Circuit Court of Broward County, Florida, by the property owner consenting that the annexation procedure was valid, and in connection therewith adopting Broward County PUD District zoning category as a zoning category of this Town, adopting the terms and conditions of the Broward County Commission Resolution of August 24, 1973 providing details for the Planned Unit Development provided for the 'Rolling Hills Golf and Tennis Club' subdivision.

On November 21, 1984, Town Council adopted Ordinance No. 84-193, indicating its endorsement of the concept plan to modify the land use regarding 'Rolling Hills Golf and Tennis Club'.

On October 2, 1985, Town Council adopted Ordinance No. 85-80 to rezone (ZB 7-4-85) certain lands within the Town of Davie in conformance with Ordinance No. 81-1 as amended and with the Future Land Use element of the Town of Davie and Broward County Land Use Plans. This administrative rezoning included rezoning the subject site to PRD 6.3.

On April 2, 1986, Town Council adopted Ordinance No. 86-015 abandoning easements established by the plat 'Rolling Hills Golf and Tennis Club'.

On June 3, 1987, Town Council adopted Ordinance No. 87-72 approving a Development Order for the Rolling Hills DRI, which was valid for five years. Subsequent amendments to Ordinance 87-72 occurred amending the DO's build out date.

On March 16, 1994, Town Council adopted Ordinance No. 94-012, finding a proposed change to the Rolling Hills Development of Regional Impact to be a non-substantial deviation.

On January 4, 1995, Town Council adopted Ordinance No. 95-002, finding the proposed change to the Rolling Hills Development of Regional Impact to be a non-substantial deviation; and extending the duration of the DO until March 15, 2001.

On January 15, 2003, Town Council adopted Ordinance 2003-013, authorizing the Mayor and Town Administrator to enter into an agreement between Broward Anchor International Incorporated, Space Development Limited, Rolling Hills International Corporation, and the Department of Community Affairs allowing the development of the proposed multi-family homes, known as a 032 agreement acknowledging that the Rolling Hills DRI was essentially built-out consistent with the DO.

Previous Requests on same property:

Plat Application: On November 26, 1973, Broward County Board of County Commissioners approved the Rolling Hills Golf and Tennis Club Plat, which was recorded in Plat Book 81, Page 27 of the Public Records of Broward County.

Site Plan Application: (SP 6-2-85), On June 19, 1985, Town Council approved SP 6-2-85, Rolling Hills Hotel, which consisted of a seven-story, 230 room hotel, and swimming pool.

Vacation Application: (VA 10-1-93), On December 15, 1993, Town Council approved Ordinance No. 93-047, vacating a drainage easement within parcel 'B' of the Rolling Hills Golf and Tennis Club Plat.

Vacation Application: (VA 11-1-93), On January 19, 1994, Town Council approved Ordinance No. 94-006, vacating drainage easements within parcel 'C' of the Rolling Hills Golf and Tennis Club Plat and tracts 5 and 6 of John W. Newman's subdivision.

Land Use Plan Amendment: (LA BC 94-3) On January 4, 1995, Town Council adopted Ordinance No. 95-001, amending the comprehensive plan map of the Town of Davie by changing the land use designation of certain lands from Commercial, Commerce/Office, Residential 5 DU/AC, Residential 10 DU/AC, Residential 16 DU/AC, and Commercial Recreation on parcel A to composite Residential 3.5 DU/AC; and, from Commerce/Office on parcel B to Commercial.

Vacation Application: (VA 3-1-98) On June 17, 1998, Town Council approved Ordinance No. 98-027, vacating a portion of Road Right-of-Way for SW 36 Street, is located between Pine Island Road and Rolling Hills Circle, and between the Rolling Hills Golf and Tennis Club Plat and Isla Merita condominium.

Site Plan Modification Application: (SPM 9-4-98), On October 6, 1998, Site Plan Committee approved SPM 9-4-98, Rolling Hills Hotel, adding a porte cochere at the main entrance to the Rolling Hills Hotel.

Vacation Application: (VA 1-2-03), On May 21, 2003, Town Council approved Ordinance No. 2003-017, vacating drainage easements within section 21, township 50 south, range 41 east and within the Rolling Hills Golf and Tennis Club Plat (81-27).

Concurrent Requests on same property:

Delegation Request: (DG 9-2-05), this delegation request is to vacate four (4) road easements on the Rolling Hills Golf and Tennis Club Plat.

Delegation Request: (DG 9-3-05), this delegation request is to vacate drainage easement on the Rolling Hills Golf and Tennis Club Plat.

Vacation Application: (VA 8-1-05), this application is to vacate a dedicated road parcel at Southwest 36th Street (Rolling Hills Boulevard) on the Rolling Hills Golf and Tennis Club Plat.

Site Plan Application: (MSP 7-1-05), this application is for (131) multi-family homes, (3) single-family homes, and a recreational amenity.

Applicable Codes & Ordinances

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

Land Development Code (Section 12-310), review for vacations or abandonment's of right-of-way.

Comprehensive Plan Considerations

Planning Area:

The subject property falls within Planning Area 5. Planning Area 5 is bound by Nova Drive on the north, University Drive on the east, and Nob Hill Road on the west. The southern limits are SW 36 Street, on the western portion. This planning area is comprised of residential uses developed at a density of three to 22 dwelling units per acre and commercial development, existing and proposed, along the University Drive and Orange Drive corridors. The Pine Island Ridge, classified as environmentally sensitive, has been preserved within this planning area.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 99.

Applicable Goals, Objectives & Policies:

Future Land Use Plan, Objective 5: Consistency of Development with Comprehensive Plan, Policy 5-2: The (re)zoning, (re)planning, and site planning of land shall be in compliance with the density ranges shown on the Davie Future Land Use Plan map and the applicable Future Land Use Designation provisions as contained in the Permitted Use portion of the Implementation Section.

Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-3: Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Application Details

The petitioner (RHG/TKO II Joint Venture, LLP) proposes to assemble lands in accordance with the master site plan for "The Courtyards at Rolling Hills." To accommodate the proposed development, a portion of the existing, unused, road right-of-way (Road Parcel) must be vacated and certain utilities relocated. New utility easements will be provided to match the ultimate configuration of the facilities. This vacation request will resolve originally designed road discrepancy and result in the road right-of-way matching the existing road.

Staff Analysis

There are no plans for roadway construction on the Road Parcel at the present time or in connection with the master site mentioned above. The petitioner has requested this vacation to develop "The Courtyards at Rolling Hills" and to clean up the legal and survey of those related parcels. Those required to review have no objections to the abandonment of Rights-of-Way.

Findings of Fact

Vacations or abandonments of right-of-way:

Section 12-310 (A) (1):

The following findings of fact apply to the vacation requested:

(a) It will not adversely affect access to neighboring properties.

No access to neighboring properties is presently being provided by this portion of road right-of-way.

(b) It will not be in conflict with the public interest.

The subject road right-of-way presently serves no public interest. The site design for Courtyards at Rolling Hills does provide a connection between the proposed multi-family homes and a recreational amenity along the road right-of-way.

Staff Recommendation

Staff finds the subject application complete and suitable for transmittal to the Planning and Zoning Board and Town Council subject to the following conditions:

1. Letter of consent to vacate from the following public and private utility companies listed in the vacation application: Florida Power & Light, Bellsouth, Central Broward Drainage District, South Broward Drainage District, and Town of Davie Utilities.
-

Planning & Zoning Board Recommendation

At the May 24, 2006 Planning and Zoning Board Meeting, Vice-Chair McLaughlin made a motion, seconded by Ms. Turin, to table VA 8-1-05, The Courtyards at Rolling Hills, Rezoning Application to June 14, 2006. **(Motion carried 5-0)**

Town Council Recommendation

At the July 5, 2006 Town Council Meeting, VA 8-1-05, The Courtyards at Rolling Hills, rezoning application was tabled to the August 16, 2006 meeting. **(Motion carried 5-0)**

Exhibits

1. Justification Letter
2. Sketch of Road Parcel to be Vacated
3. Future Land Use Map
4. Subject Site, Zoning and Aerial Map

Prepared by: _____

Reviewed by: _____

EXHIBIT "C"

JUSTIFICATION NARRATIVE

The Applicant proposes to assemble lands shown on the survey provided, demolish existing facilities and infrastructure and develop a new residential community to be known as "Courtyards at Rolling Hills." To accommodate the proposed development, a part of the existing, unused, road easement and right-of-way must be vacated and certain existing utilities relocated, as depicted on the sketches provided. New utility easements will be provided to match the ultimate configuration of the facilities. Provided with this application is a copy of the letter and package provided to all utilities that may have an interest in the area to be vacated.

The existing roadway known as Rolling Hills Boulevard, which curves north and becomes Rolling Hills Circle, does not match the dedicated road right-of-way. This vacation request and the easement proposed to be dedicated as part of this project will resolve this discrepancy and result in the road right-of-way matching the actual road, which will not be changed by this project.

*Vacation Petition
Page 6*

Exhibit 2 (Surveyor's Vacation Description and Sketch)

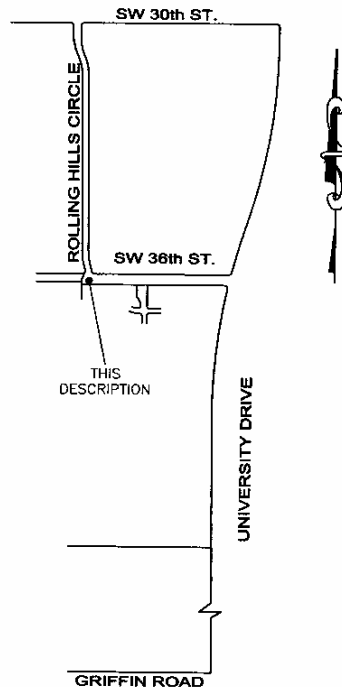


CARNAHAN PROCTOR AND CROSS, INC.

SURVEYORS CONSULTING ENGINEERS PLANNERS
3931 RCA Blvd., Suite 3114, Palm Beach Gardens, Fl. 33410 TEL. (561) 799-5515 FAX. (561) 799-5643

NOTES:

- 1) THIS IS NOT A SURVEY.
- 2) NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER NOTED HEREON.
- 3) THIS SKETCH IS THE PROPERTY OF CARNAHAN-PROCTOR-CROSS, INC. AND SHALL NOT BE USED OR REPRODUCED IN WHOLE OR PART WITHOUT WRITTEN AUTHORIZATION.
- 4) BEARINGS SHOWN HEREIN ARE BASED ON THE STONER/KIETH RE-SURVEY NO. III, AS RECORDED IN MISCELLANEOUS PLAT BOOK 5, PAGE 9, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 50 SOUTH, RANGE 41 EAST BEARING NORTH 88°33'25" EAST.
- 5) THIS DESCRIPTION AND SKETCH IS BASED UPON A ALTA/ACSM LAND TITLE SURVEY PREPARED BY THIS FIRM, DATED 11 APRIL, 2005, UPDATED 7 JUNE 2005, PROJECT NUMBER 050301. THE SCHEDULE B-II ITEMS MAY NOT BE REFLECTED HEREIN.
- 6) THE LANDS DESCRIBED AND DEPICTED HEREIN ARE SUBJECT TO ALL EASEMENTS, RESERVATIONS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD.



VICINITY MAP

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT A DESCRIPTION AND SKETCH OF THE PROPERTY DESCRIBED HEREIN WAS MADE UNDER MY SUPERVISION AND THAT THIS DESCRIPTION AND SKETCH MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THIS DRAWING IS A TRUE AND ACCURATE REPRESENTATION THEREOF TO THE BEST OF MY KNOWLEDGE AND BELIEF. SUBJECT TO THE NOTES AND NOTATIONS HEREIN.

[Signature]
CARNAHAN, PROCTOR & CROSS, INC.
ROONEY J. WALLEN, P.S.M. NO. 6040, FLORIDA

AUG 23 2005
DATE OF SIGNATURE:

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER NOTED HEREON.

				PROPOSED RIGHT OF WAY VACATION OF A PORTION OF S.W. 36TH STREET TOWN OF DAVIE, FLORIDA			
ADDENDUM		DATE	BY	CK'D			
PROPOSED REDEVELOPMENT "The Courtyards at Rolling Hills"		JOB NUMBER 050301			SCALE: NOT APPLICABLE		SHEET 1 OF 3 SHEETS



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LAND DESCRIPTION

"ROAD PARCEL"

A PARCEL OF LAND, SAID PARCEL BEING A PORTION OF THE PUBLIC ROAD RIGHT-OF-WAY OF SOUTHWEST 35th STREET (NOW SOUTHWEST 36th STREET) (ROLLING HILLS BOULEVARD) AND ROLLING HILLS CIRCLE, AS SHOWN ON "ROLLING HILLS GOLF AND TENNIS CLUB", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 81, AT PAGE 27 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PORTION LYING EASTERLY OF AND ABUTTING THOSE CERTAIN LANDS QUIT-CLAIMED TO SPACE DEVELOPMENT, AS DESCRIBED IN OFFICIAL RECORDS BOOK 27776, PAGE 941 OF SAID PUBLIC RECORDS, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF PARCEL "C" OF SAID PLAT;

THENCE SOUTH 88°33'25" WEST (BEARINGS BASED ON THE STONER / KIETH RE-SURVEY NO. III, AS RECORDED IN MISCELLANEOUS PLAT BOOK 5, PAGE 9 OF SAID PUBLIC RECORDS, MORE PARTICULARLY THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 50 SOUTH, RANGE 41 EAST, BEARING NORTH 88°33'25" EAST), ALONG THE SOUTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 50.00 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 50 SOUTH, RANGE 41 EAST, AS SHOWN BY SAID PLAT (A PORTION OF SAID LINE ALSO BEING THE EASTERLY LINE OF SAID QUIT CLAIM);

THENCE NORTH 02°10'10" WEST, ALONG SAID LINE, A DISTANCE OF 46.00 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST 1/4;

THENCE NORTH 21°16'35" EAST, CONTINUING ALONG THE EAST LINE OF SAID QUIT CLAIM, A DISTANCE OF 81.69 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE, SAID INTERSECTION LYING ON THE EASTERLY LINE OF PARCEL "A" OF SAID PLAT (A LINE TO THE CENTER POINT OF SAID CURVE BEARS NORTH 68°44'46" WEST);

THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE BEING CONCAVE WESTERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 36°43'45", FOR A DISTANCE OF 16.03 FEET TO A POINT OF COMPOUND CURVATURE;

THENCE NORTHWESTERLY, ALONG THE EAST LINE OF SAID PARCEL "A" AND ALONG THE ARC OF SAID CURVE, BEING CONCAVE WESTERLY, HAVING A RADIUS OF 600.00 FEET AND A CENTRAL ANGLE OF 01°56'17", FOR A DISTANCE OF 20.30 FEET TO A POINT OF CUSP OF A TANGENT CURVE;

THENCE, DEPARTING FROM SAID LINE, SOUTHEASTERLY, ALONG THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 98.00 FEET AND A CENTRAL ANGLE OF 30°00'00", FOR A DISTANCE OF 51.31 FEET TO A POINT OF COMPOUND CURVATURE;

THENCE CONTINUE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, BEING CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 44°27'21", FOR A DISTANCE OF 155.18 FEET TO A POINT OF REVERSE CURVATURE;

THENCE CONTINUE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, BEING CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 800.00 FEET AND A CENTRAL ANGLE OF 17°57'06", FOR A DISTANCE OF 250.65 FEET TO A POINT OF REVERSE CURVATURE (THE PRECEDING TWO COURSES BEING ALONG A LINE 16 FEET, MORE OR LESS, SOUTHERLY OF THE EXISTING SOUTH EDGE OF PAVEMENT OF THE EAST-BOUND LANES OF SOUTHWEST 36th STREET);

THENCE, CONTINUE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, BEING CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 175.00 FEET AND A CENTRAL ANGLE OF 12°11'57", FOR A DISTANCE OF 37.26 FEET TO A NON-TANGENT INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF THOSE CERTAIN LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 34897, PAGE 438, OF SAID PUBLIC RECORDS (A LINE TO THE CENTER OF SAID CURVE BEARS NORTH 04°16'44" EAST);

THENCE SOUTH 01°42'05" EAST, ALONG SAID EXTENSION, A DISTANCE OF 9.57 FEET TO AN INTERSECTION WITH THE NORTH LINE OF SAID PARCEL "C";

THENCE SOUTH 88°33'25" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 426.15 FEET TO THE POINT OF BEGINNING;

SAID LANDS BEING IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA AND CONTAINING AN AREA OF 26,861 SQUARE FEET, OR 0.62 ACRES, MORE OR LESS.

SUBJECT TO THE EXISTING LAKE AND LAKE MAINTENANCE EASEMENT THEREIN.

SUBJECT TO ALL EASEMENTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN THE CHAIN OF TITLE.

				PROPOSED RIGHT OF WAY VACATION OF A PORTION OF S.W. 36th STREET TOWN OF DAVIE, FLORIDA	
ADDENDUM		DATE	BY	CK'D	
PROPOSED REDEVELOPMENT "The Courtyards at Rolling Hills"		JOB NUMBER 050301			SCALE: NOT APPLICABLE
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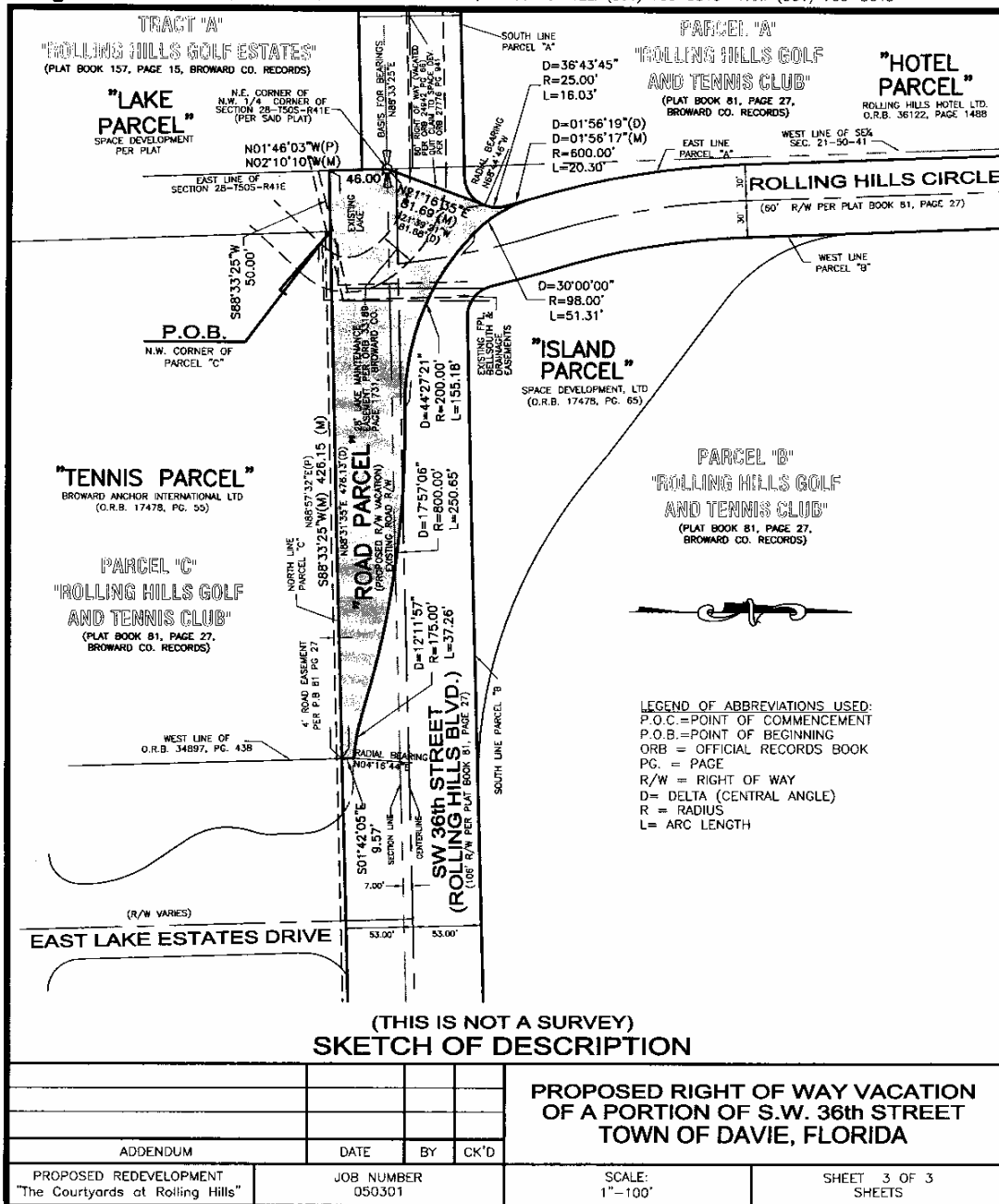
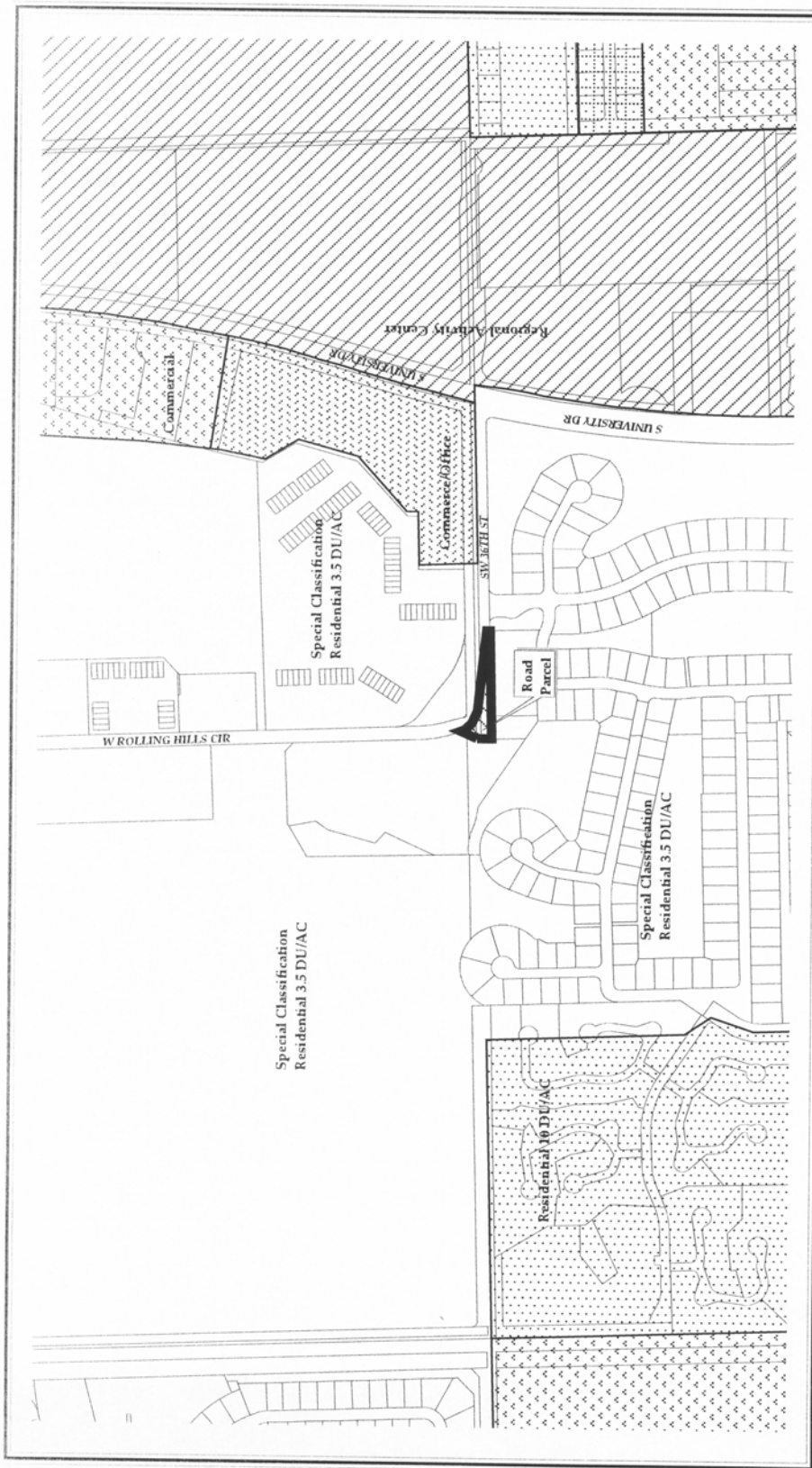


Exhibit 3 (Future Land Use Map)



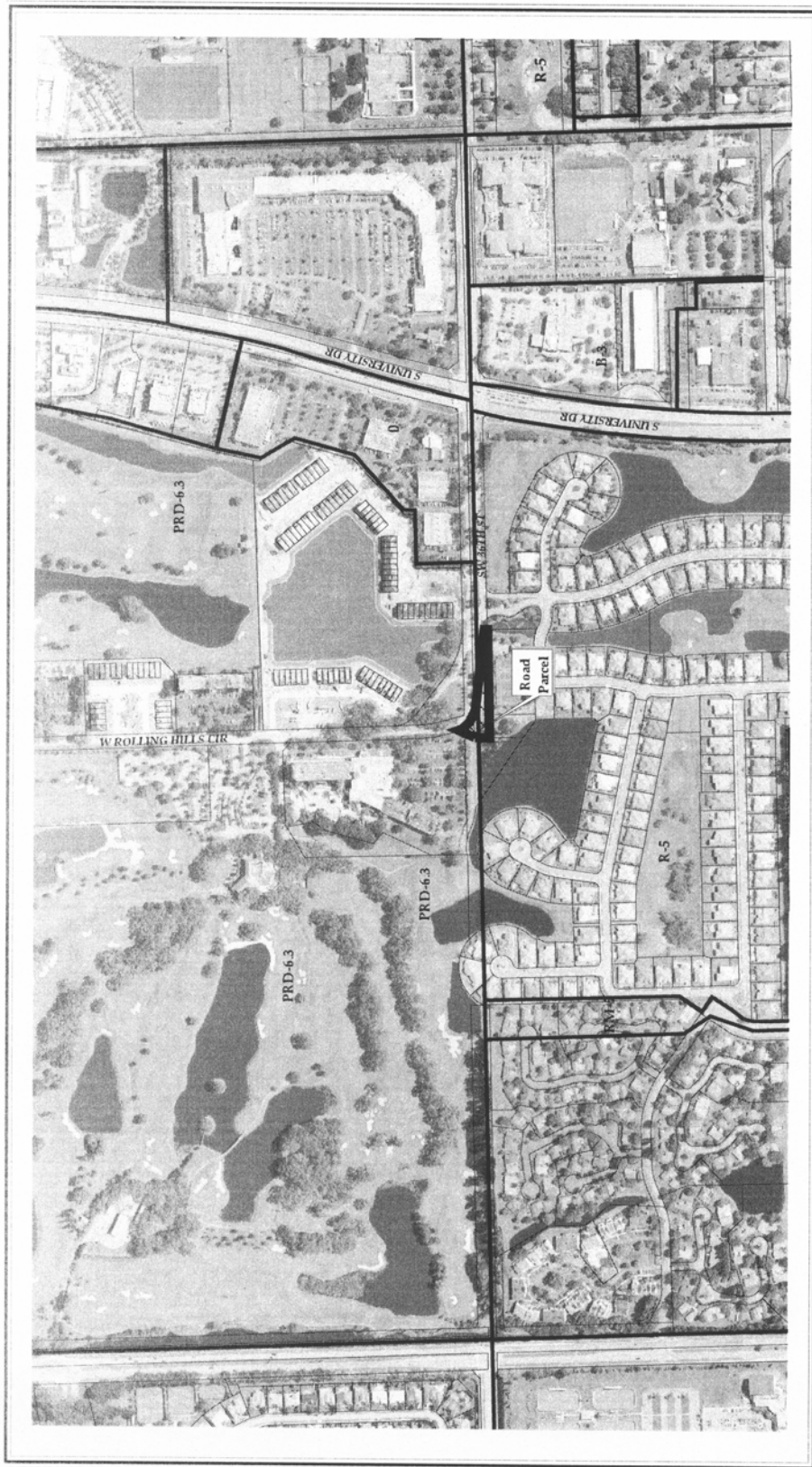
The Town of Davie
Development Service Department
Planning & Zoning Division



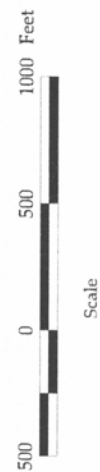
Vacation Application
VA 8-1-05, The Courtyards at Rolling Hills
Future Land Use Map

Prepared By: D.M.A.
Date Prepared: 5/30/06

Exhibit 4 (Subject Site, Zoning and Aerial Map)



The Town of Davie
Development Service Department
Planning & Zoning Division



Vacation Application
VA 8-1-05, The Courtyards at Rolling Hills
Subject Site, Aerial, and Zoning Map

Prepared By: D.M.A.
Date Prepared: 5/30/06